

**SUMMARY**

- Sec. 1 & 2. Changes the name to Land Use Planning Commission
- Sec. 2. Revises the Purpose and Scope section
- Sec. 4. Rewrites the definition of “unorganized and deorganized” areas for clarity, consistent with current definition and updating cross-reference
- Sec. 5. Enacts a definition of “planned subdistrict”. This definition is used to clarify projects over which the MLUPC will retain jurisdiction. This term is used in Sec. 10 (p. 5, line 29), Sec. 17 (p. 8, line 14), and Sec. 34 (p. 17, line9).
- Sec. 6 & 7. Replaces the section that establishes the commission. The newly written section distinguishes between appointments made by the Governor and those made by the counties. It clarifies that a county, which chooses to assume responsibility for land use planning, regulation and enforcement, loses its member on the commission.
- Sec. 8. Makes changes to reflect a 9 member commission, specifies that commission members receive an orientation and annual training. It also requires meetings to be held within the jurisdiction or in a convenient location approved by the Chair.
- Sec. 9. States that field offices must be in or close to the jurisdiction. Requires LURC employees to receive regular training on customer service and other needs.
- Sec. 10.. Strikes the standard in statute that development districts be areas that are “discernible as having patterns of intensive use.”
- Sec.11, 12 & 13. Revises §685-A, sub-§4 to retain the current provisions for a municipality to transition from LURC jurisdiction to local land use planning, zoning and subdivision control under sub-§4-A. It enacts a new sub-§4-B to establish a process by which a county may withdraw from LURC jurisdiction. Sub-§4-B requires a county to submit its plan to the State Planning Office or its successor for review and approval.
- Sec. 14. Strikes the language that prohibits a change in a land use district boundary unless the proposed land use district “satisfies a demonstrated need in the community or area.”
- Sec. 15. Transfers responsibility for rulemaking and enforcement of forest practices statutes and regulation within the unorganized and deorganized areas to the Director of the Bureau of Forestry. The Director of Forestry would continue to administer and enforce forest practices in the unorganized and deorganized areas of a county even if a county withdraws from the jurisdiction of the commission.
- Sec. 16. Transfers responsibility for permitting grid-scale wind energy development in the expedited areas of the unorganized and deorganized areas to DEP. LURC would retain authority to review and permit community-based offshore wind development projects and small-scale projects that would be in municipal jurisdiction if located in an organized area

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- Sec. 17 & 18. Provides for all projects reaching the threshold for review under the Site Location of Development Law (SLODA) to be reviewed by DEP rather than LURC except projects proposed within a planned subdistrict.
- Sec. 19. Authorizes the commission to delegate certain permitting and enforcement functions to a county.
- Sec. 20, 21 & 22. Permitting of most wind energy projects except for community-based offshore being transferred to DEP.
- Sec. 23. Requires legislative approval of the comprehensive land use plan (the CLUP) prior to final adoption.
- Sec. 24. Provides for involvement of the commission in developing and implementing regional comprehensive plans when a county or counties working together request the commission's assistance.
- Sec. 25. Relates to transfer of wind energy permitting to DEP.
- Sec. 26. Provides for counties that assume land use planning, zoning and enforcement functions in the unorganized territories to receive the fees collected through the municipal cost component for those services.
- Sec. 27. Requires the commission to submit an annual performance report to the legislative committee of jurisdiction.
- Sec. 28. Relates to transfer of wind energy permitting to DEP.
- Sec. 29, 30 & 31. Authorizes the county commissioners in a county that has assumed jurisdiction over planning and land use regulation in the unorganized and deorganized areas to enact ordinances.
- Sec. 32. Amends a definition relating to expedited permitting of grid-scale wind energy development.
- Sec. 33, 34 & 35. Provides for DEP to review projects in the unorganized and deorganized areas under the Site Location of Development Law. Review and permitting for development within a planned subdistrict remains with the LUPC.
- Sec. 36. Contains provisions for the transition from the Land Use Regulation Commission to the Land Use Planning Commission.
- Sec. 37. Provides for the transfer from LURC to DEP of permitting under site law on August 12, 2012.
- Sec. 38. Directs the Revisor of Statutes to change "Maine Land Use Regulation Commission" to "Maine Land Use Planning Commisison" where that term appears in statute.